
Minutes
Workshop Meeting
May 24, 2016

Present: Mayor Kenneth Neilson, Council Members Troy Belliston, Kolene Granger, Garth Nisson, Thad Seegmiller, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, Deputy Recorder Tara Pentz, City Recorder Danice Bulloch, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, Audience: Ameen Shaheen, Matt Ekins, Jared Lindquist, Kortney Leavitt, Kelly Buchanan, Jennifer Buchanan, Brent Bassett, Christy Bassett, Gerry Brown, Mori Kessler

Meeting commenced at 6:00 P.M.

1. Approval of the Agenda.

Council Member Seegmiller made a motion to approve the agenda. Council Member Turek seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

2. Discussion and review of possibly dredging the Boilers. Mayor Kenneth Neilson

Mayor Neilson stated he would like to discuss dredging the Boiler. It is something the Council had talked about in the past.

Public Works Director Mike Shaw stated he discussed the possibility with Sunrise Engineering. They have some very good ideas about cleaning it out, and developing the spring. There is a significant amount of broken glass in the spring, which does need to be cleaned, which could be done fairly easily. It would need to be contracted out, as Washington City does not have large enough equipment to do the project. He would suggest once the spring is cleaned out, and some gravel is placed in the bottom, cleaning up the beach area with some nice sand.

Council Member Granger recommended placing smooth rock in the bottom, since the plan is to

use the spring as a swimming area.

City Manager Carter asked about a timeline, since it is currently irrigation season.

Public Works Director Shaw stated he would recommend it take place in the fall, after the majority of irrigation is completed.

Council Member Belliston asked how deep the spring is.

Public Works Director Shaw stated they are uncertain of the depth.

Council Member Granger suggested getting the area around the spring to be cleaned up with some picnic tables at the same time, so we do not keep disturbing the area.

**3. Discussion and update from Washington County Economic Development Council.
Executive Director Jeriah Threlfall**

Jeriah Threlfall briefly reviewed the history of the Economic Development Council. He took over the position previously held by Scott Hirshi. They are going to be making some structural changes to the Development Council, which will include a Board of Directors. The Board will have a representative from each municipality. The Development Council plans to be more proactive bringing businesses to the County.

Council Member Granger asked if he was aware of any businesses, which have been directed to Washington City by the Economic Development Council, and is currently being housed here.

Mr. Threlfall stated he is not aware of any at this time. Historically the priority has been industrial, which is mainly located in St. George.

City Manager Carter stated Washington City recognizes the benefits the industrial businesses brings, but historically we have minimal industrial in Washington City, which means we have not seen any benefits in the past. Therefore, this past year, Washington City held off providing funding initially. We did however end up giving the Economic Development Council their funding request.

Mr. Threlfall stated all of the tools the Economic Development Council has is geared toward manufacturing. They are hoping with restructuring they will be able to branch out to other areas. They are asking for their same dollar amount of funding as they have in the past years.

Council Member Granger asked if there is currently anyone from Washington City serving on the Executive Committee.

Mr. Threlfall stated they do not have anyone from Washington City, but do plan to have a representative on the Board of Directors when it is formed.

Council Member Belliston stated some of the frustration from this Council is Washington City has not seen any of the benefits from the Economic Development Council, but we continue to

help pay the bills.

Mr. Threlfall stated he recognizes Washington City has not seen any direct benefit. However, there have been indirect benefits to all of the municipalities.

City Manager Carter stated this Council does see the indirect benefits, which is why they have paid the requested funding each year. However, we hope with the new structure, there will be a more direct benefit to our community.

4. Discussion with Country Way Estates residents regarding the possible amendment to the Master Transportation Plan. Matthew Ekins, HOA Representative

Ameen Shaheen stated there are a group of residents in attendance who live in the neighborhood of Country Way Estates. They would like to discuss what is going to happen at the end of the bridge.

Legal Representative Matthew Ekins, stated they would like to discuss an amendment to the Master Transportation Plan. The individuals in attendance live to the south of the Country Way bridge. The clients he represents are concerned about the nature of traffic if the bridge were to open. They currently live on the end of the road, and their children play in the streets of the quiet neighborhood. He reviewed a map with Council.

Council Member Seegmiller asked what is happening with Country Way Estates Bridge in the concept being provided.

Mr. Ekins stated it would be a cul-de-sac and dead end.

Council Member Belliston asked if where the homes are located now, was previously zoned commercial.

Mr. Ekins stated he from what he understands, the property was commercial and rezoned.

Council Member Belliston asked if Mr. Ekins is also a homeowner in the subdivision.

Mr. Ekins stated he has been retained by the residents as their representation. He discussed issues including the public easement, which could be an impact for the homeowners as far as liability is concerned. They are asking for an alternate route to be designed so these homes would not be affected.

City Manager Carter stated they are asking for an alternate route to be designed, which would then place the road on someone else's property, which they would then have to deal with in the future.

Mr. Shaheen stated there isn't anything there yet.

Council Member Turek commented generally roads are built by the developers. What is being stated is by the residents there would never be any future development. If this is the case, he

would like to ask who is going to build the road.

Mr. Shaheen stated they would like the City to put a financial plan together to build a different road.

Council Member Belliston asked who they would like to pay for it.

Mr. Ekins stated there is a potential the land could be developed, but there is nothing in place at this time. The road could be built by the adjacent property owners to the west or north.

Council Member Belliston clarified if there is industrial on the north side of the river, it would be beneficial to move the road. However, when the bridge was built, the property was going to be developed as commercial, and was built as such. The zoning was changed after the bridge was built.

Council Member Seegmiller indicated the original plan was for this bridge to be a high traffic bridge, which is why it was designed and built this way.

City Manager Carter asked if the residents are willing to participate in a realignment.

Public Works Director Mike Shaw reviewed the current Transportation Master Plan as well as the aerial maps of the area. The road they have proposed would have design issues because of the curve they are showing.

Council Member Seegmiller stated he was on the Council when the approval took place of the Sunrise Valley. It was specifically noted, there would not be any access directly on this road because of the speed. If there is another road going to be tied in to take the industrial, would that then work for the residents.

Mr. Ekins stated he is not certain if they would be okay with the use.

Council Member Seegmiller clarified with Mr. Ekins on any type of bridge usage is contrary to his clients.

Jared Lindquist stated their subdivision should have never been approved if the road was going to be a through bridge. They were told when they built their homes, the bridge would never be opened.

Mr. Ekins stated he understands the situation, and they cannot change what has already happened.

Council Member Granger stated she would be interested to know the feelings of the land owner, where these individuals have proposed their road.

Brent Bassett stated there is no way to get an 80 foot right of way without the City purchasing their property.

Council Member Seegmiller stated the right of way exists. The road was designed for the 80 foot right of way, which does not mean 80 feet of asphalt.

Public Works Director Shaw stated an 80 foot right-of-way would be 60 feet of asphalt.

Council Member Turek asked if he would anticipate Country Way remaining a 80 foot right of way, with the additional roads being development.

Public Works Director Shaw stated he would expect the road would be reduced down to a 66 foot of right of way.

Kortney Leavitt asked what the City's interest was in purchasing the bridge.

Council Member Turek stated they are heavily interested in purchasing the bridge. It is already built, and it behoves the city to purchase the bridge to provide additional access to our citizens.

Mr. Leavitt asked if there is something planned on the north side where they need the bridge.

Council Member Seegmiller stated there has been interest in the surrounding properties, however, he is not aware of any plans on the north side of the bridge.

Mr. Leavitt stated if he could see if development was going to be a residential area, the residents would not have an issues with the bridge being opened.

City Manager Carter clarified the City does not have any active applications for the area to the north. However, that does not mean there are not parties interested in developing their property. The City currently owns two-thirds of the bridge, so the likelihood of obtaining the remaining portion is very great.

Mr. Shaheen asked if the Council would like to see high density on the north side of the bridge.

Council Member Seegmiller stated he does not see the north side being residential.

Mr. Shaheen asked what are some of the options as them as citizens to get money for an alternate road.

City Manager Carter stated one way is to propose a special service district on those being affected by the change. However, they are difficult to create and fund. Beyond this, it would essentially mean passing around the hat for collections.

Council Member Seegmiller commented it would be more feasible to take the money involved in right of way and road building, and use it as motivation to encourage the state to get their bridge crossing built.

Council Member Granger stated Washington City does not have money available for the road being proposed by the residents.

Mr. Ekins asked the cost of a new road.

Public Works Director Shaw stated it is approximately 3 million dollars per mile. He reviewed different layouts of the roads in this area.

Mr. Ekins stated in talking with the previous owner, the projected cost of the bridge it is going to cost the City over a million dollars.

Council Member Seegmiller stated if it weren't for the current circumstances, the City would not be in a position to purchase any roads. They would have been built and dedicated by the developer.

City Manager Carter stated regardless of the current situation, the City does not have 4 to 5 million dollars sitting in an account waiting to purchase roads.

Mr. Ekins stated if the City is going to build roads, they should do what is best for the community for safety, and what is best for the residents. Like the Community Center and the Golf Course, there is money set aside to help fund those, as benefits to the residents.

City Manager Carter clarified this particular road is not going to benefit the entire City, but rather a particular area of residents. However, he would like to note, it is not the same as the Community Center nor the Golf Course. Regardless, there is not money set aside to build a different road.

Council Member Turek stated he is not opposed to looking at alternatives, but they should not be at the expense of all the citizens.

Mr. Ekins asked about the cracks in the roads, and how much it is going to cost for those repairs.

Public Works Director Shaw reviewed the City standards for the design thickness of asphalt. The bridge was inspected by the City as if it was going to be a City owned bridge.

City Attorney Starkey noted part of the development agreement was this bridge would be dedicated to the City, and was designed and inspected as such.

City Manager Carter stated there is some standard grouting, which needs to take place, and one barrel has been silted over, which needs to be cleaned.

Council Member Granger asked how many homes are in their development.

Mr. Leavitt stated there are 8 lots, and 6 homes currently built.

Mr. Ekins asked if the road was opened now, and the traffic was increased, would there need to be additional asphalt for the traffic.

Public Works Director Shaw stated it would depend on the traffic. There may be a need for some additional asphalt.

Mr. Leavitt stated the road was opened for one day, and there was garbage trucks up and down all day long, going 40 mph.

City Manager Carter stated the asphalt is surveyed annually, but if it merits additional overlay, it would be done. However, he cannot say for certain it would need to be done right now.

Mr. Leavitt stated they have tried to get information on inspections, and information from the Army Corps, but they have never been able to get anything.

City Manager Carter stated there would not be any concern because if the City purchases the road, it will be completely maintained by the City.

Kelly Buchanan stated there is a median in the middle of the road, which makes it very tight if you park a car along the roadway. The median may need to be taken out in the future to avoid issues.

Mr. Eakins asked if there could be signs not to allow the garbage trucks to go on Country Way road.

Council Member Belliston asked what days are the garbage trucks an issue.

Mr. Eakins stated there are trucks nearly every day.

City Manager Carter stated Washington City needs a crossing. The bridge provides the crossing, at a much lower cost. The City currently owns two-thirds of this bridge, and was given the property with the intent the City would then try to acquire the remaining portion in order to open the road.

Mr. Leavitt asked what the property owners are planning to do with the property.

City Manager Carter stated he is not privy to their plans. There have been no applications made at this time.

Mr. Leavitt asked if Dee Atkin had an approval to sell lots on the property.

Council Member Seegmiller stated he had a PCD approval, yes, but never had the funds to complete the project to the point he was able to sell lots.

*Council Member Seegmiller excused himself from the meeting at 8:02 P.M.

Mr. Leavitt asked if an alternate route is something the Council would be willing to consider.

Council Member Turek stated he is open to the change, but not at the taxpayers expense.

Council Member Granger commented your proposal dramatically affects another property owner, and they are not here to give their input.

Council Member Belliston noted he would be open to the discussion on moving the road, but who is going to pay for it, and who is going to give up their land. It would be difficult to justify purchasing land for another road, when there is already a road built.

Public Works Director Shaw clarified the other road being discussed is not a UDOT road. It will be a local road, built by developers of surrounding property, or the City. There are federal funds, which can be applied for, but there is not going to be any contribution by UDOT.

Mayor Neilson stated he appreciated the discussion.

City Manager Carter noted the access on the bridge could continue discussion, but there are moving parts to the bridge at this time.

5. Discussion and review of a possible Mini Library to be located at Veterans Park.

Mayor Neilson stated they have a request to place a Mini Library in Veterans Park. It looks like a small bird house with a lid.

Council Member Turek asked how we would keep it from being vandalized.

Mayor Neilson stated we would not be able to stop it.

Council members discussed an appropriate location.

City Manager Carter commented these are fine, but they should be in residential areas away from the library.

Council Member Granger stated she agrees, they should be in residential, away from the library.

Mayor Neilson stated the group checks the boxes quarterly.

Council Member Belliston stated south of Telegraph would be a preferable location.

City Manager Carter recommended promoting our library in the downtown area. Washington City tax money went into the library. These types of structures should be placed in outlying areas.

Council Member Turek stated he sees this as being a maintenance nightmare.

Council Member Granger commented she does not feel it is attractive to place in the park, but rather it should be in a neighborhood.

Mayor Nielson asked Council to think about the locations and send them to him.

6. Adjournment

Council Member Granger made a motion to adjourn the meeting. Council Turek seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Turek Aye*

Meeting adjourned at 8:27 P.M.

Passed and approved this 8th day of June, 2016.

Attest by:

Danice B. Bulloch
Danice B. Bulloch, CMC
City Recorder



Washington City

Kenneth F. Neilson
Kenneth F. Neilson, Mayor